AFTER RECORDING MAIL TO:

Jonathan T. Clark
23940 Old Day Creek Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252147

**Jul 10 2025**

Amount Paid $885.00
Skagit County Treasurer
By Lena Thompson  Deputy

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# STATUTORY WARRANTY DEED

Escrow No.  25060061LC
Title Order No.  620059447

**CHICAGO TITLE**
620059447

THE GRANTOR(S)   Neil Ivins and Elsa Ivins, a married couple

for and in consideration of **Ten Dollars and other good and valuable consideration**

in hand paid, conveys, and warrants to   Jonathan T. Clark, an unmarried person

the following described real estate, situated in the County of **Skagit**, State of Washington:

LOT B-6, "LAKE TYEE DIVISION NO. III," AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 68 THROUGH 74, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**Abbreviated Legal: (Required is full legal not inserted above)** Lot B-6 Lake Tyee Div No III Skagit County, WA

**Tax Parcel Number(s):** P-79891/4357-002-006-0001

**Subject to:** All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 620059447, issued by Chicago Title Insurance Company

**Dated:**  July 4, 2025.

_____

Neil Ivins

_____

Elsa Ivins

~~STATE~~ City OF Maple Ridge } ss.

~~COUNTY~~ Province OF British Columbia, Canada

I certify that I know or have satisfactory evidence that Neil Ivins and Elsa Ivins are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.
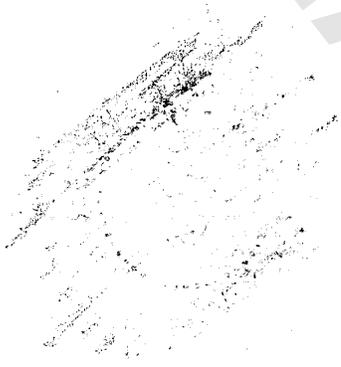
Dated: July 4/2025

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PRINTED:
Notary Public in and for the ~~State~~ Province of: BC
residing at:
My Commission Expires:

**CASSANDRA COOLIN
NOTARY PUBLIC**
22720 Lougheed Hwy.
Maple Ridge, B.C.
V2X 2V6
Tel: 604-463-5106

**PERMANENT COMMISSION**

**Witness As To Signature Only**
No Advice Sought Or Given